

MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF IRVINGTON, NEW YORK HELD ON MONDAY JUNE 19, 1995 8:00 P.M. VILLAGE HALL, 85 MAIN STREET, IRVINGTON, NEW YORK.

Present: Dennis P. Flood, Mayor
Garrard R. Beeney, Trustee
Sheila M. Attai, Trustee
Robert H. Pouch, Trustee
Stephen A. McCabe, Administrator
Lawrence S. Schopfer, Clerk-Treasurer
Richard A. Denike, Police Chief
Robert M. Bauer, Superintendent of Public Works
Eugene Hughey, Building Inspector

The meeting was called to order by Mayor Flood who led the attendance in the pledge of allegiance to the flag of the United States of America.

Mayor Flood opened the floor to public comment on matters not contained on the agenda. Adele Warnock asked whether the board had received a letter of permission to use Village Hall for the Historical Society meeting. Mayor Flood acknowledged that the building could be used for such purpose.

Trustee Attai made a motion to adopt the minutes of the regular meeting of the Village Board held on June 5, 1995 as amended. The motion was seconded by Trustee Pouch and unanimously.

Mayor Flood read communications from NYCOM regarding crime statistics and New York State regarding CHIPS funding. A copy of this resolution and all other pieces of correspondence are attached hereto as a part of these minutes.

The Board considered the matter of Downriver Associates requesting a waiver from the industrial zone building moratorium in order to permit the construction of a fence. Joel Sachs represented Downriver Associates in this application. The following dialog took place:

Mayor Flood: Is the fence being installed for insurance purposes?

Joel Sachs: Yes. There is a concern about the safety of citizens, especially young people, because of its vacant status and location on the river. The insurance company is requesting a fence which is higher than the maximum permitted by the zoning code, so we will have to go before the Zoning Board.

Kevin Plunkett: Downriver will probably need to go to the Architectural Review Board as well.

Trustee Attai: Is the ARB aware of this application yet?

Plunkett: The ARB will become aware if Downriver gets beyond the Zoning Board.

Sachs: OK

A motion was made by Trustee Pouch to grant the waiver from the moratorium as requested. The motion was seconded by Trustee Attai and unanimously approved.

The Board considered the matter of Downriver Associates requesting a waiver from the industrial zone building moratorium in order to permit a change of use or occupancy for the purpose of temporary storage of office records. Joel Sachs represented Downriver Associates in this application. The following dialog took place:

Sachs: This change is being sought at the request of Noble Associates in order to provide for a temporary storage facility.

Flood: Tell us what is temporary.

Sachs: Noble's has told us that their need for additional space will only extend until September 30, 1995.

Bill Thompson (Noble): Yes, because of a lease agreement, the space will only be needed until September 30th.

Flood: Keep in mind that if the zoning changes in this district, this use might be terminated. However, this may be a moot point because there is no change in zoning expected before September 30th. (To Gene Hughey) What is involved with the renovations for this change of use?

Hughey: There is a need for some electrical modifications. No more than usual.

Flood: Is this major or minor work.

Hughey: Relatively minor.

Page 2 - Minutes of June 19, 1995 Board Meeting

Sachs: What if the use is requested beyond September 30th?

Beeney: (To Bill Thompson) Is this enough time?

Thompson: Yes.

A motion was made by Trustee Pouch to grant the waiver from the moratorium as requested. The motion was seconded by Trustee Attai and unanimously approved.

The Board considered the matter of Noble Van & Storage Co., Inc. requesting a waiver from the industrial zone building moratorium in order to obtain a building permit to perform interior building modifications. Bill Thompson represented Noble Van & Storage Co., Inc. in this application. The following dialog took place:

Flood: This matter deals with interior modifications to be made to the property located on Bridge Street.

Attai: Which building?

Thompson: The building on Bridge Street with the Classic Car Loft.

Beeney: How long is the lease for this space?

Thompson: Until December 15, 1998.

Flood: This seems to be a consistent use of this property.

Beeney: How many employees?

Thompson: 12 employees to be leasing approximately 5,700 square feet. Most employees will be taking train to this location.

A motion was made by Trustee Attai to grant the waiver from the moratorium as requested. The motion was seconded by Trustee Pouch and unanimously approved.

The Board considered the matter of Noble Van & Storage Co., Inc. requesting a waiver from the industrial zone building moratorium in order to obtain a building permit to perform interior building modifications to convert offices to a psychiatrist's office. Bill Thompson represented Noble Van & Storage Co., Inc. in this application. The following dialog took place:

Plunkett: What if zoning changes during the lease period?

Beeney: How long is the lease?

Thompson: Until December 15, 1998 in all three cases.

Plunkett: Is this use permitted now?

Hughey: Yes.

Flood: This is similar to the previous application.

A motion was made by Trustee Attai to grant the waiver from the moratorium as requested. The motion was seconded by Trustee Pouch and unanimously approved.

The Board considered the matter of Noble Van & Storage Co., Inc. requesting a waiver from the industrial zone building moratorium in order to obtain a building permit to perform interior building modifications to convert auto storage into offices. Bill Thompson represented Noble Van & Storage Co., Inc. in this application. The following dialog took place:

Thompson: This would convert space in the car storage area into office space to be used by an existing client.

Flood: The size is similar to the other applications.

Thompson: The client currently has 1,000 sq. ft. and would be expanded to 2,800 sq. ft.

Beeney: Any additional employees?

Thompson: 2 more.

A motion was made by Trustee Attai to grant the waiver from the moratorium as requested. The motion was seconded by Trustee Pouch and unanimously approved.

The Board considered the matter of Noble Van & Storage Co., Inc. requesting a waiver from the industrial zone building moratorium in order to obtain a building permit to perform renovations to a 1 story building. Bill Thompson represented Noble Van & Storage Co., Inc. in this application. The following dialog took place:

Thompson: The reconstruction would convert an existing 1 story 4,500 sq. ft. structure into a 2 story building.

Plunkett: Internal?

Thompson: No. External.

Flood: Is adding a story allowed?

Hughey: Yes, within certain allowances.

Page 3 - Minutes of June 19, 1995 Board Meeting

McCabe: Is height an issue?

Hughey: This building would be between 2 taller buildings.

Thompson: This construction would not add an additional floor. It would just involve raising the roof. The structure is being delivered this Thursday.

Plunkett: How much height is it adding?

Thompson: It would raise the height of the building from 21 to 27 feet. This renovation received preliminary approval from the Village Board, so I am not sure why there is a problem.

Flood: I don't remember this matter. In what form was this matter discussed?

Thompson: I discussed it with Steve McCabe about 3 months ago.

McCabe: I don't recall discussing this. It has not been before this Board.

Flood: Was it an informal discussion?

Thompson: Yes.

Attai: Were there any drawings available at the time of the discussion?

Thompson: The drawings were submitted to the building department one month before the moratorium. I think this is within my rights. A preliminary sketch was given to Gene Hughey.

Attai: I don't recall this matter and it would have to come before this Board in order to obtain a waiver from the moratorium. I've never seen any drawings.

Thompson: They were just topical drawings.

Plunkett: I seem to recall this, however, it was only an internal height change.

Hughey: It was a planning board matter.

Beeney: Absent the moratorium, what is needed for this application to proceed?

Hughey: The papers submitted previously in my department did not constitute a filing for a building permit.

Beeney: So you do not have a completed building permit application on this?

Hughey: I did not have any structural drawings.

Beeney: Are these an important part of the submission?

Hughey: Yes.

Beeney: Do you have these drawings now?

Hughey: Yes. I just received them this past Thursday.

McCabe: We must remember that this process is to determine whether the application is in conflict with the moratorium. Then, the process can continue down the normal path.

Hughey: The package is now complete, but only since this past Thursday.

Beeney: Why are you doing this construction?

Thompson: Because more vertical space is needed to store records.

Beeney: So you are just raising the roof.

Attai: (To Hughey) Have you reviewed the drawings?

Hughey: Yes, I am satisfied with this one. The others previous to this needed work.

Pouch: There is no second floor. You are only raising the roof?

Thompson: Yes.

Pouch: Is it made of wood?

Thompson: It is made of metal.

Pouch: Is it harmonious with the other buildings?

Thompson: Nothing is harmonious in that area. Yes, it is similar to some of the other buildings there already.

A motion was made by Trustee Attai to grant the waiver from the moratorium as requested. The motion was seconded by Trustee Pouch and unanimously approved.

The following dialog took place:

Beeney: This Board does not like to act at the last minute. Also, this Board is cutting you some slack by acting this quickly on the matter and in the future, more advanced notice must be given.

Thompson: I thought it had approval.

Beeney: Anything that the ZBA or ARB is to consider in the industrial district, must now go to the Village Board first.

Flood: There must be more than 72 hours notice.

Thompson: I am concerned about this timeliness of the approval process because the Board does not meet too often. I think we had discussed that I could call Steve McCabe and he could poll the Board members by telephone and obtain approval.

McCabe: We had discussed that the Board could convene a meeting in a relatively short amount of time.

Beeney: This can be done fast.

Flood: As I said before, we must have more than 72 hours notice.

Attai: We also must have a completed application to consider, also.

Beeney: If you think that you need something, come before this Board.

Hughey: I agree with Trustee Attai, also I am going to require that all electrical and plumbing requests be made that the same time, if the Board does not object.

Plunkett: This is Mr. Hughey's domain.

Hughey: This will make the process go better down the road.

Plunkett: You should do this within your own department.

Hughey: I just wanted to keep the Board apprised.

Beeney: I just wanted to note that this moratorium does not contain any procedure to be used for the waiver request. If there was such a procedure, Mr. Thompson's request probably would not have been considered tonight.

Mayor Flood indicated that the Board had received an environmental assessment form with respect to the issuance of bonds for capital projects and debt refinancing. The form will be reviewed over the next 30 days.

Trustee Attai described the activities of the Water Department, including painting and grafitti removal. The Building Department had been busy with upwards of 50 permits in process.

Trustee Pouch stated that Library Board negotiations with Tricourt Contracting are proceeding slowly. He also noted that the Station Road has been painted by the DPW and crosswalks are being re-lined.

Trustee Beeney indicated that the Irvington 2000 questionnaires have been evaluated and he summed up the results in 7 words: "People like things the way they are". A full report is scheduled to appear in the Village's summer newsletter. He also discussed the legal fee litigation by indicated that the Village's counsel will make a motion for summary judgement within the week. Trustee Beeney also summarized the Police activity for the month.

Administrator Steve McCabe noted that the Board received a notice of negative declaration with respect to Children's Village in Dobbs Ferry. He also discussed the Trolley scheduled for service beginning July 1st. The Trolley will serve Irvington and Tarrytown and will make 6 trips per day on Saturday and Sundays.

Richard Meszaros issued a formal complaint regarding the parking permit situation. He indicated that he had discussed the matter with Clerk-Treasurer Larry Schopfer who indicated that a waiting list is now in effect for parking permits. Mr. Meszaros also indicated that because of this situation, renters in his mother's property have no place to park. Furthermore, there are certain vehicles parked on Buckhout Street which don't have stickers and don't receive tickets. Mayor Flood asked which vehicles. Mr. Meszaros indicated Greenfield Plumbing. Steve McCabe indicated that the Village is working with Metro-North to increase the amount of parking available to residents and non-residents.

Mr. Meszaros also indicated that ever since road work was done on South Buckhout, there has been no curbing in front of 24 S. Buckhout and futher stated that the Village would be responsible if the brook overflows and floods his property. Bob Bauer indicated that the curbing is scheduled to be installed shortly.

Mr. Meszaros also indicated that he and his mother are opposed to any strip mall and roof-top parking planned for the Burnham building site. He also stated that no more rental units are needed in the Village. Mayor Flood indicated that Mr. Meszaros was already on the record in November 1994 in opposition to the plan. Mr. Meszaros was concerned that construction was scheduled to begin in a few weeks. Mayor Flood indicated that this was clearly not the case.

Mr. Meszaros also raised the suggestion of making South Buckhout Street a dead end street to use for parking. Mayor Flood noted his suggestion.

Trustee Attai made a motion to approve the June bills subject to audit. Trustee Pouch seconded the motion and it was unanimously approved.

Trustee Attai made a motion for the Board to adjourn to executive session to take up litigation and personnel matters. The motion was seconded by Trustee Pouch and unanimously approved.

Upon reconvening from executive session, the following salary modifications were approved effective June 1, 1995:

<u>Employee</u>	<u>6/1/94 Salary</u>	<u>6/1/95 Salary</u>	<u>Comments</u>
Florence Costello	31,668	32,935	
Mary Ruffler	29,437	30,614	
Ana Maria Kusiak	29,400	30,870	
Sheila Fullerton	24,500	25,603	

Page 5 - Minutes of June 19, 1995 Board Meeting

Matthew Arone	25,000	26,500	Includes \$250 adjustment
Laura Vlasaty	21,500	22,360	
Maureen DePaoli	30,450	34,081	
Katherine Reale	9.00/hr	9.27/hr	
Ann Powers	10.00/hr	10.30/hr	
Robert Grady	10.00/hr	10.30/hr	
Gaeton Ricci	5.51/hr	5.68/hr	
Esther Szoke	10.00/hr	10.30/hr	
Dominick Picinelli	6.31/hr	6.50/hr	
Robert Brown	5.51/hr	5.68/hr	
Vincent Badagliaca	5.90/hr	6.08/hr	
Joseph Quinn	12.00/hr	12.36/hr	
Carlo Caporal	5.00/hr	5.15/hr	
Nick Gasparre, Sr.	10.00/hr	10.30/hr	
Robert Shapiro	2,500	2,600	
Nita Baldwin	7.50/hr	7.88/hr	
Jane Clausen	7.50/hr	7.88/hr	
Pamela Perricone	16.35/hr	17.00/hr	
Pam Strachan	11.90/hr	12.50/hr	
Gretchen Guise	9.10/hr	9.40/hr	
Netta Sloboda	7.50/hr	7.88/hr	
Teresa Walsh	7.50/hr	7.88/hr	
Helen Barolini	12.75/hr	13.50/hr	

There being no further business to conduct, the meeting was adjourned.

Lawrence S. Schopfer, Clerk-Treasurer

Attachments